

Single Family Residence **RESIDENTIAL**

17451 RACHEL AVE

EAGLE RIVER, AK 99577

\$442,387 TopHap Estimate · \$265 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,668 ft²

LIVING AREA

3,600 ft²

LOT SIZE

1984

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$442K

\$413K low

\$472K high

Est. Owner Equity

\$24,022

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$5,869 (2025)
Assessed Value	\$373,800
Previous Assessed	\$351,100
Assessor Market Value	\$373,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.08
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 58 ft²

Patio · 266 ft²

Porch · 118 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2024	Financing	Warranty Deed			\$418K
Aug 19, 2020	Financing	Warranty Deed			\$295K
Jun 13, 2013	Financing	Warranty Deed			\$254K
Mar 29, 2007	Financing	Warranty Deed			\$259K
Oct 13, 2004	Financing	Warranty Deed			\$213K
May 6, 1999	Financing	Grant Deed			\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.5 mi
Chugiak High School	High	9–12	2.2 mi
Mirror Lake Middle School	Middle	7–8	7.5 mi

District: Anchorage School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 99577

65 CRIME INDEX	64 AIR POLLUTION	29,285 POPULATION	\$125K MEDIAN IN-COME	35°F AVG TEMP	42% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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